110.0	0001	0032.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	786,600 /	786,600
					USE VALUE:	786,600 /	786,600
					ASSESSED:	786,600 /	786,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
66		SUMMIT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NEAL SHAWN
Owner 2:	
Owner 3:	
Street 1:	29 COUNTRY CLUB DR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	NORTH SHORE APARTMENTS LLC -
Owner 2:	-
Street 1:	29 COUNTRY CLUB DR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,865 Sq. Ft. of land mainly classified as Two Family with a Multi- TnHs Building built about 1961, having primarily Vinyl Exterior and 2152 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	7865.000	327,400		459,200	786,600
Total Card	0.181	327,400		459,200	786,600
Total Parcel	0.181	327,400		459,200	786,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 365.52 | /Parcel: 365.5

Legal Description

User Acct 70194

GIS Ref

GIS Ref

Insp Date 10/26/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 110.0-0001-0032.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	327,400	0	7,865.	459,200	786,600	786,600	Year End Roll	12/18/2019
2019	104	FV	318,100	0	7,865.	452,600	770,700	770,700	Year End Roll	1/3/2019
2018	104	FV	318,100	0	7,865.	347,700	665,800	665,800	Year End Roll	12/20/2017
2017	104	FV	298,200	0	7,865.	328,000	626,200	626,200	Year End Roll	1/3/2017
2016	104	FV	298,200	0	7,865.	301,700	599,900	599,900	Year End	1/4/2016
2015	104	FV	248,500	0	7,865.	282,100	530,600	530,600	Year End Roll	12/11/2014
2014	104	FV	248,500	0	7,865.	259,800	508,300	508,300	Year End Roll	12/16/2013
2013	104	FV	258,500	0	7,865.	259,800	518,300	518,300		12/13/2012

!8604!

PRINT

Date	Time
12/10/20	23:09:34

LAST REV

Date	Time
07/13/20	11:31:06
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8604

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NORTH SHORE APA	1558-68		6/4/2020	Convenience	99	No	No		
LUNGER DAVID H-	1528-75	1	6/15/2018	Estate/Div	730,000	No	No		
LUNGER DAVID H	1110-182		5/21/1993		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/2/1996	96	Manual	1,740					REROOF
10/27/1992	545	Manual	5,000					SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
4/17/2019	SQ Returned	JO	Jenny O
10/26/2018	MEAS&NOTICE	HS	Hanne S
3/17/2009	Measured	372	PATRIOT
3/25/2000	Inspected	201	PATRIOT
2/3/2000	Measured	264	PATRIOT
12/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	70194
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7865		Sq. Ft.	Site		0	70.	0.83	6									459,164						459,200	

Total AC/HA: 0.18056 | Total SF/SM: 7865 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 459,164 | Spl Credit | Total: 459,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	14 - Multi- TnHs		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1961	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.23333335
Const Adj.:	0.99989998
Adj $ / SQ:	172.649
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	474488
Depreciation:	147091
Depreciated Total:	327397

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

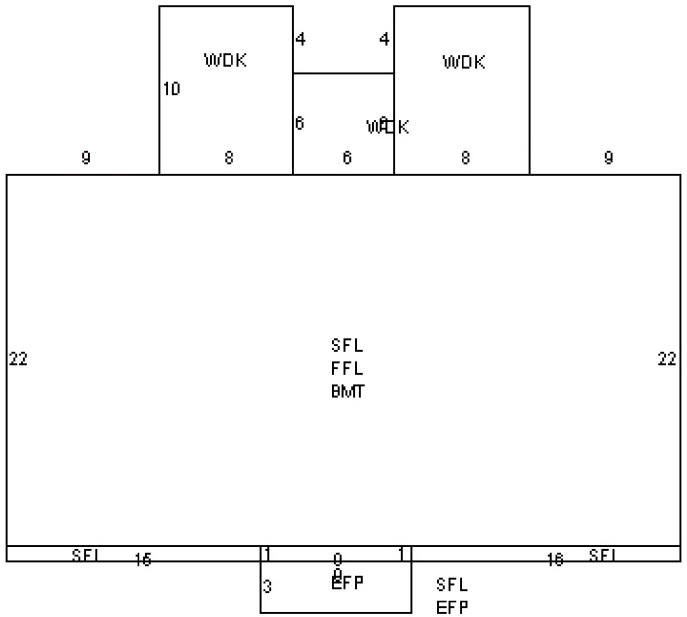
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	920	172.650	158,837
BMT	Basement	880	65.260	57,430
FFL	First Floor	880	172.650	151,931
WDK	Deck	196	11.100	2,176
EFP	Enclos Porch	36	72.590	2,613

Net Sketched Area:	2,912	Total:	372,987
Size Ad	1800	Gross Are	2912	FinArea	2152
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	172.65
Special Features:	0	Val/Su Net:	112.43
Final Total:	327400	Val/Su SzAd	181.89

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

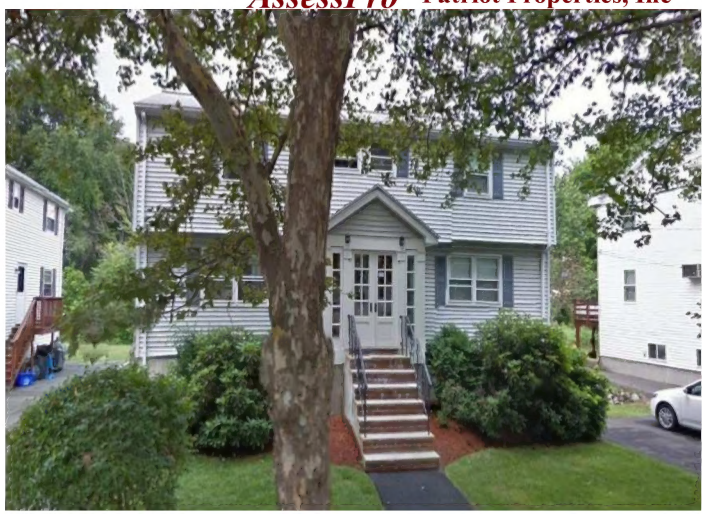
SPEC FEATURES/YARD ITEMS

PARCEL ID

110.0-0001-0032.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc